

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**January 24, 2013**



**RP12-34: proposed Replat of Lot 3 in Block 1 of The Traditions Subdivision - Phase 16**

**SIZE AND LOCATION:** 13.715 acres of land located northwest of the northern terminus of Club Drive, approximately 1500 feet from the intersection of Club Drive and South Traditions Drive

**EXISTING LAND USE:** vacant acreage

**ZONING:** Planned Development – Mixed Use (PD-M)

**APPLICANT(S):** Traditions Acquisition Partnership

**AGENT:** Joe Schultz, P.E.

**STAFF CONTACT:** Randy Haynes, Project Planner



**BACKGROUND AND RECOMMENDATION:**

The applicant is requesting that the existing Lot 3 in Block 1 of The Traditions Subdivision - Phase 16 be divided into two lots. The 13.7 acre tract is proposed to be divided into two 4.32 acres and 8.55 acres in size, respectively.

The Site Development Review Committee and staff recommend **approving** this proposed replat as it conforms to all requirements of applicable codes and ordinances.